

**River District-Railyards  
Choice Neighborhoods Initiative  
Housing Task Force**

**Meeting #2  
June 12, 2012, 1:00 PM  
Twin Rivers, 321 Eliza St.**

**Minutes**

**Task Force Members Present:**

Christine Weichert, Chair, SHRA  
Stephan Daues, Mercy Housing  
Bob Erlenbusch, Sacramento Housing Alliance  
Carlos Herrera, Twin Rivers Resident  
Ron Mellon, Township 9  
Lionel Smith, Twin Rivers Resident  
Bruce Starkweather, Community Member, Retired Architect  
Dean Stermer, Inland American – Railyards

**Other Attendees:**

Nick Chhotu, SHRA  
Jeree Glasser-Hedrick, SHRA  
Steve Goodwin, Township 9  
Cassandra Jennings, SHRA  
Meea Kang, Domus Development  
Mercedes, Twin Rivers Resident  
Chris Pahule, SHRA  
Joel Riphagen, SHRA  
Scott Jepsen, EJP

**1. Welcome and Introductions**

After introductions, Christine gave a recap of the kickoff meeting for those who were not present.

**2. Project Timeline Update**

Chris explained that we were attempting to accelerate the planning timeline to submit an application for the next implementation grant. All other task forces are accelerating as well.

Currently we are collecting baseline information, including a resident needs assessment (complete, should be available by next meeting), a community needs/asset mapping (should also be available by next meeting), a Phase I environmental report (complete), and a geotechnical study (not yet begun).

We are also starting to work on a branding strategy for the initiative.

### **3. Characteristics of Twin Rivers Residents**

Nick discussed the demographic characteristics of the Twin Rivers residents. Heads of household are about ¼ elderly and ¼ under 30, making for a wide range of residents. The 4-5 bedroom units remain hard to lease. There are a large number of youth at the property, and we'll get more information on them when we review the resident needs assessment. While the resident needs assessment is largely complete, there are still a few residents that have not responded, and we are aiming for 100% response.

In response to a question, Nick indicated that we would supply more detailed income information on the residents, including a breakdown by source.

### **4. Guiding Principles for Replacement Strategy**

Christine went over the guiding principles for the Twin Rivers replacement strategy and began the discussion of replacement strategy. To be competitive, we likely cannot put all Twin Rivers units back in one location. They'll likely need to be split into at least two mixed-income communities

In discussion, task force members asked to see the guiding principles for all task forces.

Other topics discussed included the fact that we need to replace the same number of units, but not necessarily the same number of bedrooms, that all new units should have air conditioning, that the replacement strategy should look at the availability of services, including transit, in the location where they are placed, that the traditional Sacramento idea of quality of life is different than the density associated with new urbanism, and that the amount of public vs. private open space in new development should be considered. It was also clarified that the majority of the \$30 million implementation award would be used as gap financing for the replacement housing, but some amounts would be used for services/amenities.

### **5. Replacement Strategy Discussion**

All

30 minutes

The group discussed issues around where the replaced units should be located, including the following input from the group:

- A recommendation that we should start focusing on a specific offsite location and begin working through the details, rather than keeping it theoretical for too long.
- The current Twin Rivers site has great open space opportunity.
- A suggestion for a public/private partnership in which a developer commits to a certain number of units in return for a certain dollar amount.
- Units should be in mixed-income communities, should not rebuild the same thing.
- Group understands the need to get the project to a point where it is ready to finance.
- Easier to build in a location where we (SHRA or someone else) already have site control.
- Need to review resident survey to understand what the residents want. A preliminary review of the survey suggests residents like the combination of proximity to downtown and suburban feel, but it is unlikely that this will be

replaced. Expectations need to be managed. New amenities might help to market the new housing to residents.

- A neighborhood health clinic would be a useful amenity.
- Need to figure out the mix of unit types. One possibility (among many) is townhomes at the current Twin Rivers location, with amore density at another site.
- It was noted that the River District specific plan is a 50 year plan, and as a first step, this is relatively “easy.” However, it sets a course differentiation from what occurred before, and success will lower the risk for all who follow. We should not miss this opportunity.
- The financing available will help to mitigate the risk.
- Need a “catalyst” project.
- Some questioned whether there are obstacles in the existing structures that prevent their creative reuse. Whatever is built on this site should connect into the nearby neighborhood, through the C-2 and C-4 zoned sites.
- It was also stated that the school is key, with a need for safe routes to school. A good school will also pull in more people. There should be a child/family focus.
- It was suggested there should ultimately be 2-3 sites with a blend of incomes. Tax credit financing would be necessary for the affordable units. We would also request vouchers for a number of the units.
- It would be useful to have a translation document that shows what different types of housing look like to better communicate options to residents. Others suggested that a tour of actual housing could be better.
- It would also be valuable to communicate the services/amenities that could be provided.

6. **Next Meeting:** July 24, 3:30 PM

### Task Force Members

<b>Name</b>	<b>Affiliation</b>
Christine Weichert, Chair	SHRA
Stacia Cosgrove	City of Sacramento Community Development
Stephan Daues	Mercy Housing
Bob Erlenbusch	Sacramento Housing Alliance
Carlos Herrera	Twin Rivers Resident
Roy Howe	River District PBID
Ron Mellon	Township 9
Josh Rosa	Sacramento Housing Authority
Lionel Smith	Twin Rivers Resident
Bruce Starkweather	Community Member, Retired Architect
Dean Stermer	Inland American - Railyards

